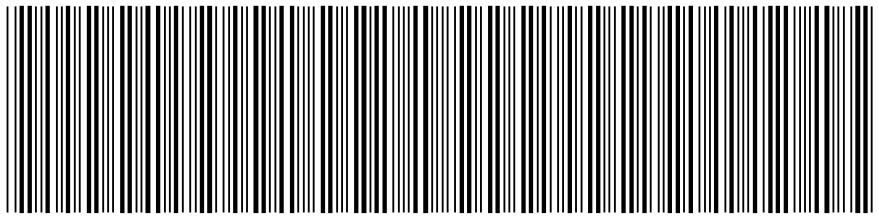


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2006110600367001001E9D36
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 5
Document ID: 2006110600367001
Document Date: 10-18-2006
Preparation Date: 11-06-2006
Document Type: DEED
Document Page Count: 3
PRESENTER:

BAYSIDE ABSTRACT
31 STEWART STREET
MD/ PICKUP KAREN LEVINE
FLORAL PARK, NY 11001
516-358-0505
WBA-7993Q

RETURN TO:

MARIANNE GONZALEZ, ESQ
95-07 JAMAICA AVENUE
WOODHAVEN, NY 11421

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	11348	55	Entire Lot	132-11 85 STREET
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA
CRFN: 2004000169234
PARTIES
GRANTOR/SELLER:

ELIE RIBACOFF
184-03 69 AVENUE
FRESH MEADOWS, NY 11417

GRANTEE/BUYER:

DICKSON A. REGALADO
102-06 97 AVENUE
OZONE PARK, NY 11417

x Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$		75.00
Taxable Mortgage Amount:	\$	NYC Real Property Transfer Tax:	
Exemption:			\$ 3,985.60
TAXES: County (Basic):	\$	NYS Real Estate Transfer Tax:	
City (Additional):	\$		\$ 1,596.00
Spec (Additional):	\$		
TASF:	\$		
MTA:	\$		
NYCTA:	\$		
Additional MRT:	\$		
TOTAL:	\$		0.00
Recording Fee:	\$		52.00
Affidavit Fee:	\$		0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

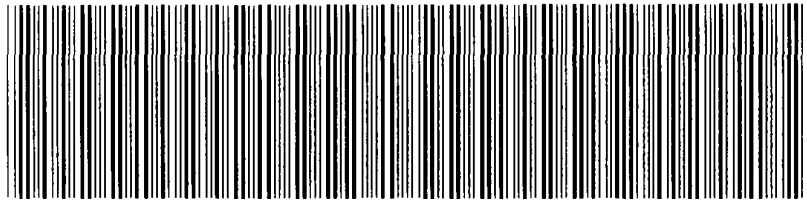
Recorded/Filed 11-28-2006 17:25
City Register File No.(CRFN):

2006000657491


Annette McHill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2006110600367001001C9FB6

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 5

Document ID: 2006110600367001

Document Date: 10-18-2006

Preparation Date: 11-06-2006

Document Type: DEED

PARTIES

GRANTOR/SELLER:

GISELE RIBACOFF

184-03 69 AVENUE

FRESH MEADOWS, NY 11417

UB 9929

Form 8002 (3/00) - Bargain and Sale Deed, with Covenants against Grantor's Acts - Individual or Corporation. (Single sheet)
 CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 18 day of October, 2006
 BETWEEN

ELIE RIBACOFF and GISELE RIBACOFF

residing at 184-03 69 AVENUE, FRESH MEADOWS, NY, 11417
 party of the first part, and

DICKSON REGALADO

residing at 102-06 97 AVENUE, OZONE PARK, NY, 11417

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the
 SEE SCHEDULE ANNEXED HERETO AND MADE A PART HEREOF.

BEING SAME PREMISES CONVEYED BY DEED DATED JANUARY 13, 2004, RECORDED MARCH 19, 2004 CRFN NO. 2004000169234.

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

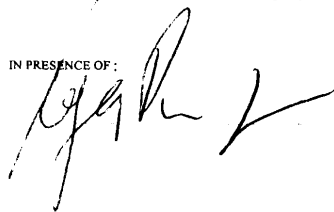
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:




 ELIE RIBACOFF


 GISELE RIBACOFF

GA
 11/3/06

BL
 11/3/06
 L
 55

TT
 11/5/06

Acknowledgement taken in New York State

X X
State of New York, County of Queens, ss:

On the 18 day of October in the year 2006 ,
before me, the undersigned, personally appeared
ELIE RIBACOFF and GISELE RIBACOFF
personally known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is
(are) subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their signature(s) on the
instrument, the individual(s) or the person upon behalf of which
the individual(s) acted, executed the instrument.

[Signature]
STANLEY I. SPIEGEL
Notary Public, State of New York
No. 01SP19834
Qualified in Nassau County
Commission Expires July 1, 2007

Acknowledgement by Subscribing Witness taken in New York State

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____,
before me, the undersigned, personally appeared _____

the subscribing witness to the foregoing instrument, with whom I
am personally acquainted, who being by me duly sworn, did
depone and say, that he/she/they reside(s) in _____

that he/she/they know(s)
to be the individual described in and who executed the
foregoing instrument; that said subscribing witness was
present and saw said _____

execute the same; and that said witness at the same time
subscribed his/her/their name(s) as a witness thereto.

Title No.: UBA 79939
ELIE RIBACOFF
and
GISELE RIBACOFF
TO
DICKSON REGALADO

Distributed by
TitleVest[®]
www.titlevest.com

Acknowledgement taken in New York State

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____,
before me, the undersigned, personally appeared _____

personally known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is
(are) subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their signature(s) on the
instrument, the individual(s) or the person upon behalf of which
the individual(s) acted, executed the instrument.

Acknowledgement taken outside New York State

*State of _____, County of _____, ss:
*(or insert District of Columbia, Territory, Possession or
Foreign Country)

On the _____ day of _____ in the year _____,
before me, the undersigned, personally appeared _____

personally known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is
(are) subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their capacity(ies),
and that by his/her/their signature(s) on the instrument, the
individual(s) or the person upon behalf of which the individual(s)
acted, executed the instrument, and that such individual made
such appearance before the undersigned in the _____

(add the city or political subdivision and the state or country or
other place the acknowledgement was taken).

DISTRICT
SECTION
BLOCK 11348
LOT 0055
COUNTY OR TOWN Queens
RETURN BY MAIL TO:

MARIANNE GONZALEZ, ESQ.
95-07 JAMAICA AVENUE
WOODHAVEN, NEW YORK 11421

Zip No. _____

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

Schedule A Description

Title Number **WBA-7993Q**

Page **1**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Niagara Street, (85th Street), distant 105 feet southerly from the corner formed by the intersection of the easterly side of Niagara Street with the southerly side of Sutter Avenue;

RUNNING THENCE easterly at right angles to Niagara Street, 100 feet;

THENCE southerly parallel with Niagara Street, 20 feet;

THENCE westerly and again at right angles to Niagara Street, 100 feet to the easterly side of Niagara Street; and

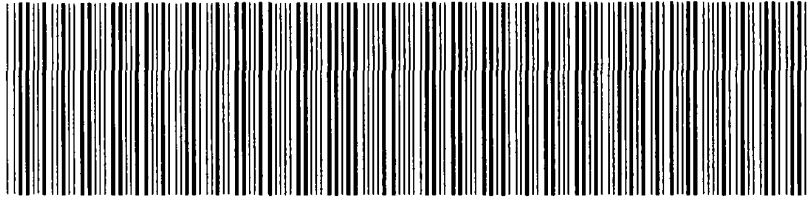
THENCE northerly along the easterly side of Niagara Street, 20 feet to the point or place of BEGINNING.

TOGETHER with an easement of right of way over the northerly portion of the southerly adjoining premises between the building erected thereof and the building erected on the above described premises to the garage now or hereafter to be erected on the rear of said premises for ingress and egress of pleasure motor vehicles only.

SUBJECT to an easement of right of way over the southerly portion of the above described premises between the building erected thereon and the building erected on the southerly adjoining premises to the garage now or hereafter to be erected on the rear of said premises for ingress and egress of pleasure motor vehicles only.

JPJM

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2006110600367001001S53B7

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2006110600367001

Document Date: 10-18-2006

Preparation Date: 11-06-2006

Document Type: DEED

ASSOCIATED TAX FORM ID: 2006101300076

SUPPORTING DOCUMENTS SUBMITTED:

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

Page Count

1

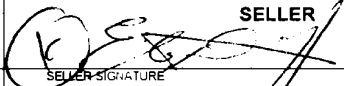
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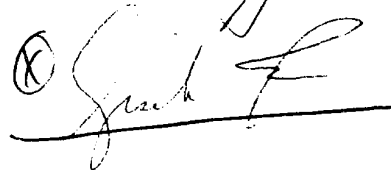
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2006101300076201

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER			BUYER'S ATTORNEY	
BUYER SIGNATURE <i>Leonard A. Regalado</i>		DATE	LAST NAME 718	FIRST NAME 850-6969
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
CITY OR TOWN	STATE	ZIP CODE	SELLER  SELLER SIGNATURE	
			DATE	


 SELLER SIGNATURE

2006101300076201

Affidavit of Compliance with Smoke Detector Requirement for One and-Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of Queens)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

132-11 85 STREET

Street Address		Unit/Apt.	
QUEENS	New York,	11348	55
Borough		Block	Lot
		(the "Premises");	

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

<p>Name of Grantor (Type or Print)</p> <p><u>[Signature]</u></p> <p>Signature of Grantor</p>	<p>Name of Grantee (Type or Print)</p> <p><u>[Signature]</u></p> <p>Signature of Grantee</p>
<p>Sworn to before me this <u>18</u> date of <u>Oct</u> 19 <u>2006</u></p> <p><u>[Signature]</u></p>	<p>Sworn to before me this <u>18</u> date of <u>Oct</u> 19 <u>2006</u></p> <p><u>[Signature]</u></p>

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

STANLEY J. FISHER
Notary Public, State of New York
No. 00000000000000000000
Commission Expires 12/31/2006

1

STANLEY J. FISHER
Notary Public, State of New York
No. 00000000000000000000
Commission Expires 12/31/2006

2006101300076101



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service is located in the Borough of **QUEENS**
Block: **11348** Lot: **55**
- (2) Account Number (if applicable):
Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
Street **132-11 85 STREET** City **NY** State **NY** Zip **11417**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
(please provide information on owner ONLY; do NOT give information on property manager or tenant):
- Owner's Name Business:
or Individual: **REGALADO** **DICKSON** **A**
(Last Name) (First Name) (MI)
- Street **102-06 97 AVENUE** City **OZONE PARK** State **NY** Zip **11417**
Home Phone(Numbers only): Business Phone(Numbers only):

Customer Billing Information:

PLEASE NOTE:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges.
- B. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, or the property being placed in a lien sale by the City.
- C. Original bills for water and/or sewer service will be mailed to the owner, at the owner's address specified on this form. DEP will provide a duplicate copy of bills to one other party (such as a managing agent) if so requested below, provided, however, that any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her/its liability to pay all outstanding water and sewer charges.
- (5) If you would like a duplicate copy of bills sent to another party, please check here ☐ and fill out the following information:
Name of Party to Receive Duplicate Copies of Bills:
- (6) Mailing Address: Street City State Zip
- (7) Relationship to Owner (check one): Managing Agent ☐ Mortgagee ☐
Tenant ☐ Other (please explain):

Owner's Approval

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A, B, C under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

- (8) Owner's EIN or SSN(Numbers only): XXXXXXXXXX E-mail:
- (9) Name of Owner:

(10) Signature: *Deborah A. Regalado*
Name and Title of Person Signing for Owner, if applicable:
Date(mm/dd/yyyy): 12/18/06